

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

403/7 Brighton Road, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$499,500

Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2025

to

30/06/2026

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	312/173 Barkly St ST KILDA 3182	\$500,000	23/05/2026
2	17/170 St Kilda Rd ST KILDA 3182	\$490,000	17/04/2026
3			

OR

~~B*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

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Indicative Selling Price
\$499,500

Median Unit Price
Year ending June 2026: \$535,000



 2  1  1 secure

Property Type: apartment with balcony

Agent Comments

Comparable Properties



312/173 Barkly St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$500,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Apartment



17/170 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$490,000

Method: Private Sale

Date: 17/04/2026

Property Type: Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.